

CONCEPT PLAN / DEVELOPMENT PLAN

6-SC-25-C / 6-H-25-DP

Petitioner: Ball Homes, LLC



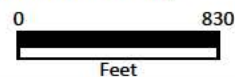
Single-Family Residential Subdivision. in PR (Planned Residential) up to 3.5 du/ac

Original Print Date: 5/12/2025

Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 129

Jurisdiction: County



# Development Request

**Subdivision** ☒ Concept Plan ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment**Development** ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

Ball Homes, LLC

Developer

Applicant Name

Affiliation

March 24, 2025

June 12, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SC-25-C  
6-H-25-DP

## Correspondence

*All correspondence will be directed to the approved contact listed below.*☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Mr. Brian Stephens

Ball Homes, LLC

Name

Company

3609 Walden Drive

Lexington

KY

40517

Address

City

State

ZIP

865.268.1194

Phone

Email

## Current Property Info

Brandon and Jocelyn Gibson

2304 W Gallaher Ferry Rd

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2304 W Gallaher Ferry Rd

129 03512, 129 03513, 129 03514, 129 03515,  
and 129 03516

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Single family residential subdivisionSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No



## Subdivision Request

W Gallaher Ferry Subdivision Stage 2

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

2

50

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) \_\_\_\_\_

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

## Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: **1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**



Brian Stephens

Ball Homes, LLC

3/26/25

Applicant Signature

Please Print

Date

859.268.1191

Phone Number

Email

  
DIVISION 03-30 ADJ EOT

Jocelyn Gibson

04/22/2025, SG

Property Owner Signature

Please Print

Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102			\$1,600.00

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

05/30/2025

06/13/2025

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

Ball Homes, LLC BY Brian D. Stephens  
Applicant Name Date